

EXHIBIT B – CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the construction and operation of an 85-unit mini-storage facility consisting of five (5) separate single story storage buildings, for a total of approximately 13,400 square feet of new construction. The project will result in the disturbance of approximately 23,500 square feet on a vacant portion of an approximately 1.6 acre parcel.

Conditions required to be completed at the time of application for construction permits or prior to issuance of a construction permit

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations, fencing and landscape plan.
3. **At the time of application for construction permits** all plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
4. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
5. **At the time of application for construction permits** the project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
6. The project is subject to the California State Title 24 accessibility / energy laws.
7. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
8. A fire sprinkler system will be required.
9. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

10. **At the time of application for construction permits**, and in accordance with 22.54.030 (Curb Gutter and Sidewalk) the applicant shall submit plans to the Department of Public Works and reconstruct, if necessary, all deteriorated or non-compliant Abby Road parent parcel frontage improvements.

Drainage

11. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. The applicant shall submit complete drainage calculations for review and approval. All drainage must be detained on-site and the design of the basin shall be approved by the Department of Public Works.

12. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
13. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.

Stormwater Pollution Prevention

14. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards, and shall include a preliminary drainage plan, and a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
15. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
16. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Fire Safety

17. **Prior to issuance of construction permit**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Fees

18. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school, road and public facilities fees.
19. **Prior to issuance of a construction permit**, the applicant shall pay the housing impact fee as required by Section 22.12.080.E.1, or may defer fee payment pursuant to Section 22.12.080.E.2. As an alternative the applicant may provide housing units or a land donation, pursuant to Section 22.12.080.F.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

20. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Templeton Fire Department of all required fire/life safety measures.
21. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

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22. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

On-going conditions of approval (valid for the life of the project)

23. **On-going condition of approval (valid for the life of the project)**, this land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
24. **On-going condition of approval (valid for the life of the project)**, all conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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25. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of any Abby Road parent parcel fronting sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis.

Drainage

26. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Fees

27. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.